

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, APRIL 14, 2016 AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

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|-----------------------------|------------------------|
| PAUL R. DUNPHEY (exc. abs.) | PRESIDENT |
| TERRY CHAPMAN | VICE-PRESIDENT |
| GARY BELL | TREASURER |
| ERNIE DAVIS | SECRETARY |
| O.J. MILLER | COUNCIL REPRESENTATIVE |
| GLENN ROYAL (exc. abs.) | MAYOR |
| BRENDA VESELENY | MEMBER |

ALSO PRESENT WERE:

| | |
|-----------------|----------------------------------|
| STEVE WEATHERED | CITY/EDC ATTORNEY |
| PAUL CHAVEZ | DIRECTOR OF ECONOMIC DEVELOPMENT |
| MEREDITH BRANT | ASST. CITY SECRETARY |

Vice President Terry Chapman called the meeting to order at 7:00 p.m. and declared that a quorum was present.

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS

Chris Kuhlman, Todville Road, stated that as a member of the Seabrook Sailing Club he is opposed to the habitat island project. There are 250 members who sail out from the club and thrive on the open bay. A habitat island would put a damper on activities for youth and other events.

Gene Scott, Todville Road, stated that he is also opposed to a habitat island and would like to see the sailing club continue to prosper.

2.0 PRESENTATIONS

2.1 EDC Director's report on economic development activities for March 2016. (Chavez)

Mr. Chavez gave his report for March. He stated that next month he will be attending the ICSC (International Council of Shopping Centers) conference in Las Vegas which provides a great opportunity to meet with brokers, developers and retailers.

2.2 Seabrook Habitat Island Project presentation by Galveston Bay Foundation. (Chavez)

Galveston Bay Foundation representative Hailey Carter gave an overview of the project,

how it started and where it currently stands. She stated that an 18 acre island disappeared as a result of hurricanes and subsidence. The project would involve reclaiming a portion of the island which would serve as a nature habitat, attracting visitors to Seabrook. She explained the project goals, the proposal of the restoration and an overview of the feasibility study. Currently there have been delays and obstacles due to funding and opposition. She added that the project is on hold until a decision is made to move forward.

In response to member's questions and comments, Ms. Carter stated that a timeline for beginning the project was uncertain and could be another few years, the island would be an ecotourism hot spot and would provide shore protection.

Mr. Davis stated that although this project does not recreate the original island footprint, it previously co-existed with the sailing club.

3.0 EXECUTIVE SESSION

At 7:29 p.m., Vice President Chapman stated that the EDC Board would now hold a closed executive session pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code and Vernon's Texas Codes Annotated, in accordance with the authority contained in one or more of the following sections: Section 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073, Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section 551.076, Security Devices; and Section 551.087, Economic Development.

551.072

3.1 Pursuant to Section 551.072, Texas Government Code, conduct executive session to deliberate the purchase, exchange, lease, or value of real property, as deliberation in an open meeting would have a detrimental effect on the position of the EDC/City in negotiations with a third person.

4.0 OPEN SESSION

At 8:04 p.m., Vice President Chapman reconvened the meeting and stated that no action was taken.

5.0 NEW BUSINESS

5.1 Consider and take all appropriate action regarding an extension of the current Asparagus Group, LLC Agreement as requested by Mr. Barry Terrell. (Chavez)

Mr. Chavez directed members to attachments which contained a list of the actions taken on this item as well as the addendum under consideration at this meeting.

Barry Terrell, the owner of Toookie's Seafood stated that his goal is to make the new restaurant a success. He added that it is approximately four to six weeks from completion, with an anticipated opening day the day after Mother's Day.

City Attorney Steve Weathered explained that the addendum is similar to the previous addendums which requires a time certain which will extend and ratify the document.

Mr. Davis noted that this will be the fourth extension and inquired as to whether the financial impact due to the delay had been calculated. Mr. Chavez stated that the financial impact had not been calculated as Ms. Lab had been unable to find a comparative for sales tax.

Councilor Miller stated that Mr. Terrell had done the best he could given the circumstances and that he has no problem with approving the needed extension. He added that Tookie's Seafood restaurant is a beautiful, one-of-a-kind facility.

Motion was made by Mr. Bell and seconded by Councilor Miller

To approve the extension with a completion date of July 1, 2016.

AYES: Chapman, Bell, Davis, Miller.

NAYS: Veseleny.

MOTION CARRIED BY MAJORITY VOTE.

Mr. Weathered stated that this item will be on the May 3 agenda for City Council approval.

5.2 Consider and take all appropriate action regarding the proposed Seabrook Habitat Island Restoration Project. (Chavez)

Mr. Bell stated that the former Wetlands Committee was in favor of the project, but he would not like the project to be approved until the issues were resolved.

Motion was made by Mr. Bell and seconded by Ms. Veseleny

To close the project and return the grant funds.

Mr. Davis stated that with grant funds already secured he would like utilize them as intended for the design of the project.

Mr. Miller stated that he has a problem with moving forward as there is no obvious economic benefit to the city and there is sound opposition to the project.

AYES: Chapman, Bell, Miller, Veseleny.

NAYS: Davis.

MOTION CARRIED BY MAJORITY VOTE.

5.3 Consider and take all appropriate action regarding nominating a board member to attend the annual BAHEP Citizens for Space Exploration on May 24 - 26, 2016. (Chavez)

Mr. Chavez stated that BAHEP needs to know who will be attending from EDC by tomorrow.

Motion was made by Councilor Miller and seconded by Ms. Veseleny

To appoint Mr. Bell to attend the annual BAHEP trip to Washington, D.C.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

6.1 Approve minutes of the March 10, 2016 meeting. (Patel)

Motion was made by Mr. Miller and seconded by Ms. Veseleny

To approve the minutes as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.2 Update on SH 146 Expansion.

Mr. Chavez stated that there is nothing new at this time. He continues to stay in touch with the SH 146 merchants.

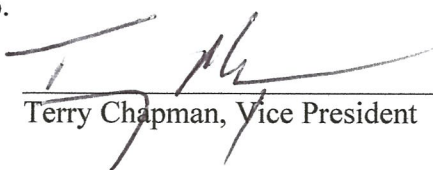
6.3 Establish future meeting dates and agenda items.

Mr. Chapman stated that the next meeting is scheduled for May 12.

Upon motion, the meeting was adjourned at 8:27 p.m.

APPROVED ON THE 12TH DAY OF MAY, 2016.


Meredith Brant, TRMC
Assistant City Secretary


Terry Chapman, Vice President